From: Edwin Lopacki - WPIB
To: Philip Mudd
Subject: Re: FERC New 1217
Date: Monday, February 01, 2016 12:37:21 PM
Attachments: image001.png

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hopefully

On Mon, Feb 1, 2016 at 12:10 PM, Philip Mudd <Philip.Mudd@ferc.gov> wrote:

> Tony
>
> The new 1217 has for the initial year of lease $1,404,353 for electric , $30, 862 for bulbs & ballasts & $33,820 for maintenance. These costs increase each year by the CPI.
>
> Hopefully the audit at the end of the project will show a 75% decrease in all these costs
>
> Phil
>
> ---
>
> **From:** Philip Mudd
> **Sent:** Monday, February 01, 2016 11:51 AM
> **To:** Todd Williams
> **Subject:** Project 888 lighting audit
>
> Todd
>
> This is an important breakthrough for our project, this has the possibilities of FERC reducing it's annual operating costs by 75% the first year of electric $1,404,353, it increases every year.
>
> Josh has been trying to get GSA to help us with this since August.
>
> The information I provided to Tony he took to the big GSA energy guy Kevin Kampschroer, he responded last week, "I have got the best group together to try to figure out a solution"

This is very promising for FERC.

Phil

I attached my SOW for “Lighting Audit” and a copy of the new Annual Operating Costs (lease for 1217)

From: Philip Mudd
Sent: Thursday, January 28, 2016 1:14 PM
To: Todd Williams; Joshua Hill; Terry Lamb Sr.
Subject: FW: 888 Up-Frount lighting audit

Tony Lopacki took up the cause for FERC to have the existing Building Lighting system audited so that we can possibly realize some of the savings as well as off-set some request for equitable adjustments that are bound to come up during build-out.

I first contacted this guy back in September but we never got a call back. He is putting a “Group” together for the Project 888 and will get back to Tony.

Kevin Kampschroer, GSA Chief Sustainability Officer, Federal Director, Office of Federal High-Performance Green Buildings (MG)

Office of Government-wide Policy

From: Edwin Lopacki - WPIB [mailto:tony.lopacki@gsa.gov]
Sent: Thursday, January 28, 2016 8:51 AM
To: Kevin Kampschroer - M1G

Cc: Philip Mudd
Subject: Re: 888 Up-Frount lighting audit

Kevin - thanks. We are waiting ot here from you.

On Thu, Jan 28, 2016 at 8:35 AM, Kevin Kampschroer - M1G <kevin.kampschroer@gsa.gov> wrote:

I have got the best group together to try to figure out a solution on Friday (I'm out of town today). I'll write back after our discussion b

Kevin Kampschroer

GSA Chief Sustainability Officer

Federal Director

Office of Federal High-Performance Green Buildings (MG)

Office of Government-wide Policy

US General Services Administration

1800 F Street, NW

Washington, DC. 20405

(202) 365-5880

On Jan 19, 2016, at 2:15 PM, Edwin Lopacki - WPIB <tony.lopacki@gsa.gov> wrote:

Kevin, we need your help. We are trying to capture the savings that we expect to realize in the coming interior renovation (about 500K SF)at FERC that includes changing the light florescent light fixtures to LED fixtures. The lessor has not been of much help. What has GSA been able to do in the lease to capture these projected energy savings. FERC does not want to pay the electric bills separately. They want the electric bills to stay in the lease as they are currently.

I have included an email string and 6 attachments to catch you up to the history of this issue.

Thanks for any help you can give us.

From: Philip Mudd
Sent: Friday, January 15, 2016 7:56 PM
To: 'tony.lopacki@gsa.gov'
Cc: Joshua Hill
Subject: 888 Up-Frount lighting audit

Tony

Per your request

We can't realize any energy savings benefits without doing an audit up front. Not only that, we will have the same experience we had with **Tishman Speyer** or worse, that we agreed to pay for all of the LEED build-out yet FERC receive now benefit from the energy savings, even though the 1100 Lease called for the 2x4 troffers and 50 ft candles. FERC not only receives no return on investment, we have to fix the LEED lighting when it breaks. And because it was first generation technology, it breaks fairly often and the warranty for First Gen was shorter than the new lighting.

This Lessor however is most likely to ask for an Equitable adjustment 30 days after they deliver the first floor of Project 888, requesting for an increase to annual operating expenses to pay for maintenance on the new lighting system that is likely to bring electric costs down by 75%

GSA's **Kevin Kampschroer**, Director of the Office of Federal High-Performance Green Buildings (OFHPGB) within the office of Government wide Policy (OGP) at the General Services Administration commissioned Philips lighting to do the report in the first attachment.

kevin.kampschroer@gsa.gov

Work: 202-501-4411

Josh as you are aware, the government can't mitigate the incoming Requests for Reasonable Adjustment to the Annual Operating Cost with regard the new lighting plant without first submitting to a proper base- line audit of the existing lighting fixtures & motion detectors. This audit would most likely require the documents the Lessor has provided us on the buildings energy consumption. An acquaintance of mine George L. Borgh with the Public Segment Programs at **Philips Lighting Systems and Services** told me that the GPG-024 August 2015 that was put out by GSA's Kevin Kampschroer which shows the kind of payback that can come from LED Fixtures with integrated advanced lighting controls, and that they dynamically determine light levels using onboard occupancy and daylight sensors. New plug-and-play fixtures installed at the Ralph H. Metcalfe Federal Building in Chicago and the Peachtree Summit Federal Building in Atlanta maintained lighting quality, **achieved lighting energy savings of 69%** over **the GSA average, and yielded a 40% return on investment.**

We can't realize any energy savings benefits without doing an audit up front. We already have the experience with **Tishman Speyer** that we agreed to pay for all of the LEED build-out yet FERC receive now benefit from the energy savings, even though the 1100 Lease called for the 2x4 troffers and 50 ft candles. FERC not only receives no return on investment, we have to fix the LEED lighting when it breaks. And because it was first generation technology, it breaks fairly often and the warranty for First Gen was shorter than the new lighting.

According to George at **Philips Lighting Systems,** these big lighting projects base line audits are paid for through the lighting contract for the new build out

Kevin Kampschroer,

Director of the Office of Federal High-Performance Green Buildings (OFHPGB)

within the office of Government wide Policy (OGP) at the General Services Administration

kevin.kampschroer@gsa.gov

Work: 202-501-4411

Kevin Kampschroer

--
E Tony Lopacki